

# LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

February 22, 2005

## AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, February 2, 2005, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, February 22, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

### BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

### ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

### COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager  
Mr. Sanford A. Minkoff, County Attorney

### GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management  
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division  
Mr. John Kruse, Senior Planner, Planning & Development Services  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division  
Ms. Jennifer Dubois, Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
February 2, 2005  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
February 22, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#5-05-3	John Nelson / Nelson Family Trust <b>Charlie Johnson Builders</b>	1	#10-05-Z
CUP#05/2/2-5	William & Anna Rhodes	2	#19-05-CUP
PH#15-05-4	Rouselle & Dorothy Sutton Jack Spillane, Dennis Benbow Natalie Windsor & Barn, LLP / Cecelia Bonifay, Esq	3	#18-05-TDR/Z <u>Requesting 30-day continuance</u>
CUP#05/2/1-2	Mohan & Dora Sawh	4	#20-05-CUP
MSP#05/1/1-3	Hurley Peat Extraction <b>Ted Wicks, Wicks Consulting Services</b>	5	#15-05-MSP
MSP#05/2/1-3	C&C Peat Co., Inc. <b>Chryl Ellinor, LPG Environmental &amp; Permitting Services</b>	6	#16-05-MSP/AMD

**TRACKING NO.: #10-05-Z**

**CASE NO: PH#5-05-3**

**AGENDA NO: # 1**

**OWNER:** John Nelson / Nelson Family Trust

**APPLICANT:** Charlie Johnson Builders

**GENERAL LOCATION:** Tavares area – Property lying N'ly of the intersection of Lakeshore Drive and Lake Ave on the W side of Lake Avenue and S of Alfred Street / Old US Hwy 441. (27-19-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from R-1 (Rural Residential) to R-2 (Estate Residential) for residential subdivision.

**EXISTING ZONING:** R-1

**SIZE OF PARCEL:** 40 +/-acres

**FUTURE LAND USE:** Urban

**TRACKING NO.: #19-05-CUP**

**CASE NO: CUP#05/2/2-5**

**AGENDA NO: #2**

**OWNER:** William and Anna Rhodes

**GENERAL LOCATION:** Dona Vista / Umatilla area – Property located at the NW corner of CR 450A (Willis V McCall Rd) and CR 44A. (20-18-27)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for a CUP in A (Agriculture) for a beekeeping operation.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 13.79 +/- acres

**FUTURE LAND USE:** Suburban

**TRACKING NO.: #18-05-TDR/Z**

**CASE NO: PH#15-05-4**

**AGENDA NO: #3**

**OWNER: Natile Windsor**

**General Location:**     **Property A:**     (Sec 2/3 Twp. 18S Rge 29E) Pine Lakes / Pine Hills – Property located approximately 1 mile E of CR 44.

**Request:**             Rezone from A (Agriculture) to A-1-20 and transfer 20 of the available 22 dwelling units to the Receiving Area parcel, with the subject parcel retaining 2 units for development.

**FUTURE LAND USE:     Wekiva Protection Area A-1-20**

**General Location:**     **Property B:**     (Sec 15/21 Twp. 18S Rge. 28E) – Cassia / Lake Norris area – property located approximately 3-1/2 miles N of CR 44A, approx. 1-1/2 mile E of Lake Norris Rd, and approx. 2-1/2 miles S of Maggie Jones Rd.;

**Request:**             Rezone from A (Agriculture) to A-1-40 and transfer 40 of the available 47 dwelling units to the receiving area parcel, with the subject parcel retaining 7 units for development.

**FUTURE LAND USE:     Wekiva Protection Area A-1-40**

**General Location:**     **Property C:**     (Sec 23/25/26/35/36 Twp. 18S Rge. 28E) Property located in Mt Plymouth Area, S'ly of SR 46 and CR 46A approx. 4 miles E of CR 437.

**Request:**             Rezone from A (Agriculture) to A-1-20 and A-1-40 and transfer 266 of the available 326 dwelling units to the receiving area parcel, with the subject parcel retaining 60 units for development.

**FUTURE LAND USE:     Wekiva Protection Area A-1-20 and A-1-40**

**General Location:**     **Property D / Receiving Area:** (Sec 28/33 Twp. 19S Rge. 28E) – Property located E'ly of Duxbury Ave and S'ly of SR 46 and just N of Orange County line.

**Request:**             Rezone from R-1 (Rural Residential) to R-6 (Urban Residential) and receive a total of 326 development rights, which have been transferred from Sending Areas A, B and C.

**FUTURE LAND USE: Urban Compact Node – Not Wekiva**

**TRACKING NO.: #20-05-CUP**

**CASE NO: CUP#05/2/1-2**

**AGENDA NO: #4**

**OWNER:** Mohan & Dora Sawh

**GENERAL LOCATION:** South Lake County / Green Swamp Area – Property located E of SR 33 and N of Edgewood Boys Ranch Road. (8-23-25)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for a CUP in A (Agriculture) for a chicken farm.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 3+/acres

**FUTURE LAND USE:** Green Swamp Area of Critical State Concern (GSACSC) - Transitional

**TRACKING NO.: #15-05-MSP**

**CASE NO: MSP#05/1/1-3**

**AGENDA NO: #5**

**OWNER:** Doris H. Hurley, et al

**GENERAL LOCATION:** Lake Jem area – Property located S of CR 448 and W'ly of CR 448A and N of CR 48, and E of Apopka Beauclair Canal. (13/14/23/24-20-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an MSP (Mining Site Plan) in Agriculture to allow for extraction and processing of peat.

**EXISTING ZONING:** Agriculture

**SIZE OF PARCEL:** 372 +/-acres

**FUTURE LAND USE:** Rural

**TRACKING NO.: #16-05-MSP/AMD**

**CASE NO: MSP#05/2/1-3**

**AGENDA NO: #6**

**OWNER:** C&C Peat Company, Inc.

**REPRESENTATIVE:** Chryl Ellinor, LPG Environmental & Permitting Services

**GENERAL LOCATION:** Mascotte area – Property located approximately 2 miles W of SR 33 and N'ly of Tuscanooga Road and E and W of Honeycutt Road and S of Austin Merritt Rd. (Secs. 28/29/30/32/33 & 34 Twp. 21S Rge 24E)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend MSP Ord #2000-16 to add 80.11 acres to the existing Sand Mining Operation and permitted for a period of ten years, expiring in 2015, to ensure time to complete the excavation and associated reclamation as proposed.

**EXISTING ZONING:** MSP

**SIZE OF PARCEL:** 1,987.30 +/-acres

**FUTURE LAND USE:** Rural